CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-B-11-PA Related File Number: 7-G-11-RZ

Application Filed: 6/6/2011 **Date of Revision:**

Applicant: METROPOLITAN PLANNING COMMISSION



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: East and west sides Laurans Ave., north side Riverside Dr., south side Goforth Ave.

Other Parcel Info.:

Tax ID Number: 95 G J 002-004 OTHER: 095GR013&014 Jurisdiction: City

Size of Tract: 15.43 acres

Accessibility: Access is via Riverside Dr., a major collector street with 23' of pavement width within the large James

White Parkway right-of-way, or Laurans Ave., a local street with 17-21' of pavement width within 40-45'

of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Businesses

Surrounding Land Use:

Proposed Use: Businesses Density:

Sector Plan: Central City Sector Plan Designation: LI and LDR

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is developed with light to heavy industrial uses and a house under I-2 and O-1 zoning.

Residential uses are to the north. The river and James White Parkway are to the south and west. A

concrete plant is to the south and more residences are to the east.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing), I-4 (Heavy Industrial) & R-1 (Low Density Residential)

Former Zoning:

Requested Zoning: I-4 (Heavy Industrial)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

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Current Plan Category: LI (Light Industrial), HI (Heavy Industrial), O (Office) and LDR (Low Density Residential)

Requested Plan Category: HI (Heavy Industrial)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE HI (Heavy Industrial) and LI (Light Industrial) One Year

Plan designation, as shown on attached MPC recommendation map.

Staff Recomm. (Full): Light and heavy industrial uses for this site are an extension of existing uses and zoning from the

south. Industrial use of this site is compatible with surrounding development and zoning. Office use

for parcel 2 is consistent with its current O-1 zoning with a residential use.

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN

A. NEW ROAD OR UTILITY IMPROVEMENTS - No known improvements have occurred to the streets

directly adjacent to this site. Utilities are in place to serve the development.

B. ERROR OR OMISSION IN CURRENT PLAN - The current One Year Plan proposes light industrial and low density residential uses for this site, The existing light industrial designated area does not extend far enough north to take in the businesses already in place. At least one of the businesses requires I-4 zoning and a heavy industrial plan designation. The One Year Plan does currently reflect the office designation for the O-1 zoned historic residence on parcel 2, so that plan designation should

be retained.

C. CHANGES IN GOVERNMENT POLICY - This is an area that is already developed with light and heavy industrial uses. The proposed plan change will bring some uses into consistency with zoning and use. The recommended LI designation for the northern portion of the site will serve as a transition

between the heavy industrial uses to the south and residential uses to the north.

D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - Parcel 14 and possibly parcel 4 contain businesses that require either I-3 or I-4 zoning. The current I-2 zoning does not

support the current use of the properties.

Action: Approved Meeting Date: 7/14/2011

Details of Action:

Summary of Action: HI (Heavy Industrial) and LI (Light Industrial) (see attached map)

Date of Approval: 7/14/2011 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 8/9/2011 Date of Legislative Action, Second Reading: 8/23/2011

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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